

REPORT ON THE REHABILITATION  
OF THE GENERAL A.G. JENKINS HOUSE  
GREENBOTTOM WEST VIRGINIA

OCTOBER 1988

PREPARED FOR THE  
US ARMY CORPS OF ENGINEERS  
HUNTINGTON DISTRICT

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## INTRODUCTION

This report is written as a result of a field visit and inspection of the General Albert G. Jenkins House at Greenbottom, Cabell County, West Virginia. The house is listed in the National Register of Historic Places. The report and inspection are a result of a Memorandum of Agreement between the U.S. Army Corps of Engineers, The West Virginia State Historic Preservation Officer, and the Advisory Council on Historic Preservation. In the Memorandum, a result of the replacement and relocation of the locks at the Gallipolis Dam, Mason County, West Virginia, section II.4 requires that the Corps rehabilitate the house in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The field visit consisted of a one day inspection to determine what was required for rehabilitation; what extant fabric is architecturally or historically significant; and treatments are appropriate for rehabilitation. This is not considered a full structural analysis or plans and specifications for the rehabilitation. It is only a guide to the necessary work and suggestions on compliance with the Standards.

During discussions with the Corps, it was decided to present the report in two parts. The first recommendations are for the rehabilitation of the property for use as a residence and/or office in conjunction with the Department of Natural Resources' use as an operations office. This would entail repair or replacement of deteriorated fabric and systems, but not restoration of missing or replacement of non original fabric.

The second approach is the restoration of the property as a historic house museum site. This includes investigation of the property to determine original configuration and fabric and alterations that have taken place through time. The restoration would also include replication of missing fabric and replacement of non original fabric to return the residence to a ca. 1835-1862 appearance.

## DESCRIPTION

The house was constructed in 1835 by Captain William Jenkins, a prominent businessman of the James River region in Virginia. He served in the War of 1812 and conducted business in South America and the Caribbean. He relocated to the Ohio River shortly after his marriage in 1824. The historic significance of the house is most closely associated with Albert Gallatin Jenkins, born 1830. He became a lawyer in 1850 in Charleston, and was elected to the House of Representatives in 1857 and 1859. He did not run in 1861 and instead organized the "Border Rangers", a confederate militia group. He was wounded in the battle of Gettysburg and returned to the field in 1863. He was shot in 1864 and died in May of that year.

The house is a two story brick Federal style residence. It has a side gable roof with the main entrance facade on the Ohio River side. There is an impressive fanlight entrance door with sidelights. The rear entrance also has sidelights, but no fanlight. The windows are single hung 9 over 9. From observations on the interior of the house these appear to be replacements. The originals may have been 9 over 9 or 6 over 6. There are three gable dormers on the front. These are reportedly original but investigations indicate that they were added ca. 1930. Early ca. 1900 photographs show dormers, but these are also not considered originals. It is supposed that these may have been added late in the 19 century and the extant dormers are replacements of the later additions dating to the roof and sheathing replacement.

The house has Flemish bond on the main facade and a variation of common bond on the remaining three elevations. There is a raised stone foundation. The brick has been painted white, though this is not original. There are pintels from previous shutters on the window frames. The roof is asphalt shingle. The porches are wood steps with a platform. These are not original.

On the North side of the house is a one story frame addition that includes a kitchen, bedroom, and entrance hall on the first level and a two bay garage on the ground level. This was added ca. 1930. It is in the approximate location of the original detached kitchen. On the opposite side of the house there once was an office wing.

On the interior the house plan is a simple central hall with flanking rooms. The stair hall on the first floor includes the original stair with balusters and newel post and a later enclosure of the stair to the basement. The two entrance

doors do not appear to be original. The parlor is the more decorative of the two first floor rooms, though some of the ornamentation is not original. The doors, mantel and baseboard appear to have been added ca. 1930. This is the verified date of the fireplace mantel, which is a copy of one on the second floor. Apparently much of the lower floors of the structure had been damaged throughout the years by flooding. There has also been some alteration of original fabric during installation of a heating system.

The dining room is opposite the parlor on the first floor. It has had similar alterations, although the trim and base board in the room may be original. The major alteration is the installation of a door and connector to the kitchen addition. This was completed recently. Again, the doors are not considered original.

The stair hall is one of the major spaces in the building as is true of most Federal Style architecture. Most of the details appear to be original. The major alteration to this space is the enclosure of the stairs to the basement. The wall that includes the door is not original. The original configuration may have been with the wall and door perpendicular to the current arrangement, located under the stairs. This would have opened up the sidelights and the rear entrance, giving much more light to the hall. The doors appear to have been relocated from somewhere else. The sidelights, trim and other details are original.

The second floor contains two bedrooms, the central stair hall, and a bath that has been added to the front portion of the hall. This appears to date from ca. 1920-30. The other rooms on this floor appear to be in more original condition than the first. The trim, floors and mantels are all original. The door to the bedroom on the south appears to be an original as well as the one to the attic stairs. The mantel in the south bedroom is the one used as a sample for the parlor reconstruction.

The attic is one of the most interesting areas of the house. It is unfinished but has a board floor consisting of wide, 18" at times, loose laid boards. There is a closet addition. The roof structure appears to be original and the rafters are numbered and pegged. There are indications of a fire at one time in the northern portion of the roof and the rafters have been sistered or replaced in this vicinity. The sheathing does not appear to be original but may have been added ca. 1934, the date on a section of graffiti in the center dormer. The dormers on the front of the house also appear to have been added at that time. No physical evidence of earlier dormers was observed, though there is photographic documentation from ca. 1900 showing a similar dormer arrangement.

The basement consists of two main flanking rooms with bath, storage and stairs in the center hall area. All of the finishes in the basement have been replaced, probably due to floods. The floor is a concrete pad. Ceilings and walls are plaster on expanded metal lath, indicating a ca. 1930 date. Much of the remaining woodwork shows signs of deterioration and water damage.

As can be seen, much of the house has undergone renovations or rehabilitation, some probably due to floods. The major period of historic significance of the house would date from its association with General Jenkins. This would be from 1830 to ca. 1862. Much of the extant fabric dates from that period, though much of the visible fabric, eg the parlor, is a later alteration. The renovations, when done in the past, were sensitive to the architectural style of the house and most fit in well with the building.

Restoration of the property for museum purposes would require selecting a significance period. presumably 1830-1862, and returning the property to that appearance. This would necessitate much reconstruction or removal of non original fabric.

Rehabilitation of the property can include retention of some of the later alterations while keeping in character with the architectural style. This would require less demolition and expense. The following sections on proposed work programs are divided into the two alternatives.

## REHABILITATION

The rehabilitation alternative assumes that the property will be put into continued use. Work accomplished under this alternative would be that require to repair noted deficiencies at the house and to bring it into a condition where it can serve a contemporary function. This all should be done in keeping with the character of the architecture of the structure.

## EXTERIOR

The current asphalt shingle roof should be replaced. This would include flashing around the chimneys, drip edge at the gable ends and at sides, and new gutters and downspouts. The gutters should be half round galvanized. From the attic, the sheathing appeared to be in satisfactory condition. Some repair or replacement may be necessary, particularly at the flashing locations and at the edges of the roof.

The thermal efficiency of the house may be improved by the installation of storm windows. If installed, the recommended location is on the exterior, using double hung windows in wood or metal, with the meeting rails of the storms coinciding with the meeting rails of the original windows. The finish on the storm windows should match the paint on the window sash.

All of the woodwork on the exterior should be prepared and painted.

In general about 30-40% of the mortar joints require repointing. This is true if the paint is not removed from the building. Following paint removal at least 90% of the joints will require attention due to the removal process. In repointing, extant mortar should be analyzed for its visual and structural characteristics and new mortar should match the composition of the original. This will be a lime rich mortar resulting in a "soft" pointing.

The stone foundation requires 100% repointing. The mixture recommendations stated above for the bricks applies in this instance also.

The body of the house has been painted in the past. For rehabilitation, the recommendation would be to repaint the house in the current color. This will be required after pointing. Another approach is to remove all of the paint. This would require chemical removal and careful supervision to protect the property and the environment. Test panels should be prepared prior to commencing the work to determine

the level of "cleanliness" and the composition of the chemical remover. Normally, in rehabilitation projects, paint removal is not recommended, due to the increased cost and potential for damage through the removal process.

All of the vegetation should be removed from the building. This includes all of the ivy on the north and east elevations which is detrimental to the structure. The shrubs on the north elevation should be trimmed to the top of the foundation level and maintained at that maximum height. The grade around the building should be maintained to slope away from the house.

The basement indicates that there may be infiltration of water below the grade line. If this is true, the ground should be excavated around the house, perforated drains installed, the underground walls waterproofed and the trench filled with gravel and topsoil sloped away from the house.

A new septic system should be installed.

#### South elevation

There are some cracks indicating lintel failure above the second floor west window, first floor east window and all of the foundation windows. The second floor may require replacement of the lintel. The first floor is a flat jack arch and repair of the masonry should be sufficient. The same is true of the foundation windows.

Wood trim and framing around the doors and sidelights require repair, patching and painting.

The porch requires replacement. A new porch may be in the same configuration and materials as the current one, though this is not original. There are no indications of a previous porch roof. Any replacement therefor should not contain one. The new porch should include a side balustrade and handrails.

#### West elevation

The top of the chimney requires repair and extensive pointing. Portions of the brickwork may need to be removed and relayed at the top near the haunches.

The bricks around the semicircular attic windows require repointing.

There is a spalled brick on the north side of the chimney at the second floor level. This should be removed and replaced with bricks matching the originals.

The entire foundation requires repointing.

The windows and rake boards require repair and painting.

#### North elevation

The lintel above the first floor east window requires repair. This is a jack arch and repointing or setting of the brick should suffice.

The sill under the center second floor window requires repointing and repair. Deterioration may be due to window frame deterioration. This should be repaired also.

The windows in the dormers should be replaced to match the existing. This is particularly true of the center and west dormer. The east one may be repaired.

The porch requires replacement. A new porch may be in the same configuration and materials as the current one, though this is not original. There are no indications of a previous porch roof. Any replacement therefor should not contain one. The new porch should include a side balustrade and handrails.

After removal of the vegetation, repair of the clapboard siding on the addition may be necessary. Repair using materials to match the existing and paint.

#### East elevation.

The chimney on the main house is severely deteriorated at the top. This should be dismantled and rebuilt to the approximate location of the haunches.

The lintel over the side entrance door should be relaid.

The stairs at the entrance to the addition are not original, but should remain as long as the addition is there. They will require minor repair.

### INTERIOR

The house is currently heated with space propane heaters. There are indications of previous radiators on the baseboards of most of the rooms and some damage or cutting of the floors. Installation of a heating and cooling system can be accomplished by installing an air handler in the basement at the foot of the stairs. Duct work can run horizontally in the basement and feed up through the floors for the first floor. A trunk can run vertically in the front corner of the hall, where a chase space currently exists for the plumbing.



Ducts can then be distributed horizontally from the attic down to the second floor. This is the least intrusive approach for a single unit. If a heat pump system is used the compressor can be located outside under one of the porches. The addition will need to have its own system.

An alternative to this approach is to divide the house into two zones. One unit can handle the basement and the first floor. It should be located in the basement and distribute horizontally in the basement up to the first floor.

The second unit can be located in the attic and distribute down to the second floor. Condenser location can be as in the single unit above. The advantage to this is that the two zones may operate independently of each other allowing for different types of uses, such as office and daily use for the first floor and minor or occasional use for the second floor.

The attic should be insulated with faced blanket insulation beneath the existing flooring. The vapor barrier should be installed to the living side of the insulation. The maximum depth allowed by the joist should be installed, approximately 12 inches.

The entire house should be rewired to comply with applicable codes. This will include a new entrance and box. The existing location for the box is acceptable. Wiring should be run within the walls and the plaster patched as necessary for installation.

During installation of the wiring smoke detectors should be installed in each room. These should be wired on their own emergency circuit.

### Basement

#### West room

The windows are in fair condition. Some minor repair is required for the sash and trim. There is some sill deterioration on the north east window. All hardware should be repaired.

The floor should remain painted unless the room will be used for office or other similar function. In this case it may be carpeted.

New light fixture.

Minor finish repair and painting is required.

A new entrance door is required.

## East room

Same as west.

## Hall

Minor finish repair is required.

The plumbing enclosure should be replaced.

The north side of this room can be enclosed to form the mechanical room for the HVAC. Drywall and trim to match the existing trim should be used.

All of the wood in contact with the floor is deteriorated. It should be replaced to match the existing. This includes the lower riser and tread of the stair.

## Bathroom and storage room

All surfaces in these rooms should be replaced. Drywall may be used.

New toilet and lavatory facilities may be added to use this room for the office.

All of the wood work that is in contact with the floor is deteriorated and should be replaced. This includes trim and framing of the doors and walls.

Install a new rail for the stairs.

## First floor

### Parlor

The walls and ceiling require minor plaster repair and painting. There is some plaster deterioration over each of the windows in the ceiling and in the ceiling in front of the fireplace. This will require patching. the south east corner near the baseboard also requires patching.

All of the windows require minor repair to bring them into operational condition. They all require sash hardware and glazing.

The north west window requires a new sash weight. Some consolidation of the sash with epoxy is also required.

The north east window requires consolidation of the exterior frame.

The south windows have deteriorated exterior sills. They should be consolidated with epoxy.

Some minor trim repair is required.

The finished surfaces should be painted.

#### Dining room

The finishes all require minor repair and refinishing.

The floor is painted and should be repainted.

The ceiling requires patching above the fireplace.

The floor in the north east corner should be patched with matching wood.

The west door and trim require patching.

The east door to the kitchen requires new trim to match the existing in the room.

The wall under the south west window requires repair.

All of the sills on the windows require extensive repair. They all require replacement or splicing of the wood sill. The two north windows require new sashes.

The south east window requires a new lower sash. The south west window requires repair of the frame.

All of the repairs to the windows should be done in wood to match the existing. Replacement sash should be wood with true muntins matching the existing ones in shape and design.

The exterior door requires repair around the hardware. The frame is also deteriorated. The sill should be replaced to match the existing.

Trim between the fireplace and the door to the kitchen should be replaced with matching trim.

#### Stair Hall

All of the finishes should be refinished.

The front entrance door should be repaired. The lower panel of the sidelight should be replaced to match the existing.

The trim should be repaired.

The rear door requires the same treatment including replacement of one of the lower panels in the sidelight.

Plaster patching is required on the ceiling over the front door and the rear door.

Plaster patching is required on the wall to the south of the parlor door.

The chase in the north east corner will be widened for HVAC. The use of drywall is acceptable. Reuse of existing trim is suggested if possible. If not, use new trim that matches the existing.

The balustrade should be secured, and the treads painted.

The floors require some repair. They are not secured to the joists in a few locations, eg at the foot of the stairs and in front of the parlor door. If patching is required wood to match the existing is recommended. This will require pulling up some of this deteriorated area to determine if the joists are deteriorated also. If so then sistering onto the joist is acceptable if possible.

#### Kitchen and bedroom addition

All new finishes are required in these rooms. The wall paper should be removed and the walls patched and painted.

The window in the kitchen requires repair.

The two windows in the east wall of the bedroom require new top sashes.

The previous door opening in the west wall of the bedroom should be patched.

Some wall patching is required under the window in the south wall of the bedroom.

New flooring is required in the kitchen. Sheet goods are acceptable.

New rail along the stairs in the kitchen is required. A simple contemporary wood rail is acceptable.

A new entrance door matching the existing should be installed in the entrance hall.

#### Second Floor

### West Bedroom

Minor finish repair is necessary in this room.

The north east window requires a new sill.

The south windows require a new sash and some sill repair.

The base trim under the south west window should be replaced to match the existing trim.

The west wall indicates water infiltration. The wall should not be finished until the masonry for the chimney and the exterior wall has been repaired. The wall should be stripped and primed with a stain sealing primer and painted.

All of the details in this room appear to date from the construction of the house, so care should be taken to protect them.

### East Room

Finish work is required.

The north west window requires a new bottom sash and some general repair.

The south windows require sill replacement.

The floor in front of the south east window requires patching. The base trim under the south west window and adjacent to the north east window should be replaced to match the existing. The trim in this room is also thought to be original.

### Bath Room

All of the fixtures should be replaced.

The north east corner may be required for construction of a chase for the new heating system. If this is the case the toilet will need to be relocated. Finishes for new construction should be drywall and trim to match the existing. The pressed board imitation tile wainscoting is not original to the house. It may be replaced if required.

The window requires repair of the sill.

The floor under the bath tub requires replacement. Replacement should be in kind with the existing.

## HALL

Minor finish work is required.

### Attic

One rafter in the south east corner should be sistered.

Quarter round flanking windows should be repaired and reglazed.

The window should be made operational or a venting system should be installed at the time of roof replacement.

There are masonry repairs required at the chimneys. This involves repointing and some reconstruction.

## RESTORATION

In a restoration, the significant interpretation period of the house would be selected and the physical characteristics constructed to fit the appearance of the structure at that point in time. The National Register nomination for the property lists 1835 as the specific significant date. Stretching this to include the period of association with General Jenkins this gives the interpretation period of the house as 1835 to 1862. All aspects of the property to be interpreted as a museum to the public should therefore reflect the fabric of the house during this period.

In order to achieve this interpretation some fabric which is not original to the house or which has been altered must be removed and documented appearances restored or reconstructed. The following program is an outline of the process. Many decisions and technical aspects cannot be answered at this time without further research. An important component of any restoration is the research, both physical on site, and archival.

## EXTERIOR

The roofing should be replaced with documented original materials. This was probably wood shingles.

Research into the original window configuration is necessary. Replacement of the existing windows should be accomplished if these are not the original style.

Woodwork on the exterior should be repaired and painted to match documented colors.

The paint should be removed from the masonry and deteriorated joints pointed with mortar that matches the original exactly in color and composition.

The foundation should be repointed.

Vegetation and site work should be reconstructed according to investigations as to the original.

The two porches should be reconstructed. These may have been stone steps up to a stone or brick deck with flanking brick walls. Research into the original or other similar structures is necessary.

The addition on the east should be removed if the program follows strict guidelines. The dependencies, kitchen and office, should be reconstructed only if their appearance etc can be documented. If not, indications of their existence

should be provided in the interpretation of the property.  
Other repair items as noted in the rehabilitation section.

## INTERIOR

The general items discussed in the rehabilitation section should be accomplished. these include rewiring of the house, insulation in the attic, and a heating system. All work should be installed in locations that can be concealed from view such as within the walls for the wiring. The heating system will be the most intrusive action of all. This should be concealed as described if possible. If not, then contemporary materials for this intrusion should be used to indicate that it is a recent alteration.

All hardware for doors, windows, etc should be replaced with period pieces and lighting fixtures should be replaced with reproductions. These may be electrified.

### Basement

The basement should be used for public and office functions and rehabilitated rather than restored. The previous alterations to this space have been extensive and return to original would be prohibitive.

### First floor

#### Parlor

Patch plaster as described.

Replace windows.

Finish floor as documented in research, probably painting.

Replace all trim in room that is not original. This is mostly the baseboard trim.

Replace door with one that matches documentation or the one on the second floor.

Finish as described. Document all finishes.

#### Dining room

Finish as above.



Door and trim as above.

Close opening to addition and patch wall.

Replace fireplace and mantel.

Replace entrance door.

Repair as in rehabilitation.

### Stair Hall

Finish as above.

Replace entrance doors.

Remove enclosure under stairs and reconstruct original.

Repair fabric as in rehabilitation.

### Second floor

All rooms on this floor appear to be in fairly original condition except for the bath. For the bedrooms and hall finishes should be repaired, windows replaced, non original doors replaced and other items repaired as described in the rehabilitation section.

For the bath, removal would be the most accurate treatment and return of the space into a sitting hall most appropriate. Bath functions can be accomplished on the basement level.

### Attic

Same as rehabilitation.

The dormers require much research to determine if they are original or not. If it can not be definitively determined that they are original, they should remain and be repaired as in the rehabilitation section. They should receive special mention in the interpretation.

## BUDGET

The following budgets are presented for planning purposes only. They are very preliminary and do not reflect extensive research into particular concerns of this project.

Items astericed are minimum required for immediate use of the property.

### REHABILITATION

#### Exterior

Roof	3625.	*
Storm Windows	4500.	
Wood repair	500.	*
Mortar repointing	1950.	*
Masonry repair	1500.	*
Site work	2000.	
Septic	12000.	*
Window repair	4500.	*
Porch reconstruction	2000.	
Siding repair	300.	
Painting	3000.	
subtotal		

35875.

add for paint removal and pointing 16800.

#### Interior

HVAC	11000.	*
Electrical	5000.	*
Insulation	1500.	

subtotal 17500.

#### First floor

Finish	2500.	
Trim	500.	
Woodwork repair	1000.	
Floor repair	750.	*
New construction for HVAC	600.	*
Possible structure repair of floor	1500.	*
New entrance door of addition	300.	

subtotal 7150.

#### Second floor

Finish	2500.	
Trim	500.	
Bath and plumbing	7000.	*minor repair
New construction for HVAC	600.	*

subtotal

10600.

#### Attic

Repair of roof structure	500.	*
Venting	1000.	

subtotal

1500.

Total

72625.

10% contingency

7260.

Total

79885.

12% A&E

9600.

Total

89485.

Add for paint removal and 100% pointing alternate	16800.
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Alternate total

106285.

### RESTORATION

Begin with rehabilitation total including alternate	89425.
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Add:

#### Exterior

Roof	1000.
Windows	9000.
Porches	6000.
Demolition	2000.

subtotal

18000.

#### Interior

Trim replacement	2000.	
Door replacement	6400.	
Hardware	1400.	
Lighting	2000.	
Reconstruction in Dining room	750.	
Reconstruction in Hall	1500.	
Second floor demolition	750.	
Second floor reconstruction	3000.	
subtotal		17800.
Total		125225.
25% contingency	31300.	
Total		156525.
Research	7000.	
A&E 15%	23500.	
Total		187025.

## PHOTOGRAPHS

The following photographs are presented to illustrate the condition of the property.

1. Front, North elevation
2. Rear, South elevation. Note addition on right
3. Detail of brickwork on front elevation
4. Detail of deteriorated brickwork at chimney
5. Detail of trim in First floor Parlor. Note non original base.
6. Base where previous heating system occurred, typical of all rooms.
7. Deterioration of sills
8. Detail of panel in sidelights at front door
9. Mantel in First floor parlor, ca. 1930
10. Mantel in Second floor west Bedroom, probably original model for Parlor mantel
11. Door in Second floor west Bedroom, original
12. Dormer in Attic
13. Kitchen in addition
14. Basement room typical of two

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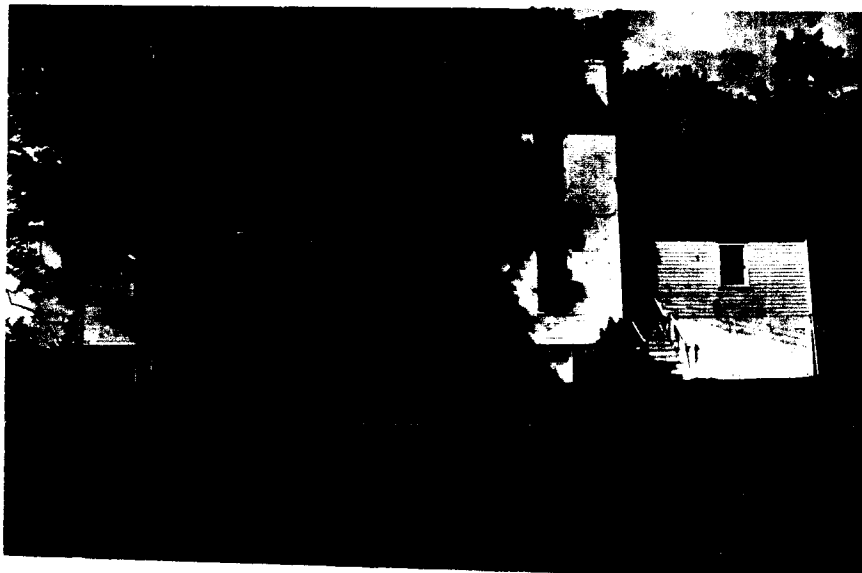
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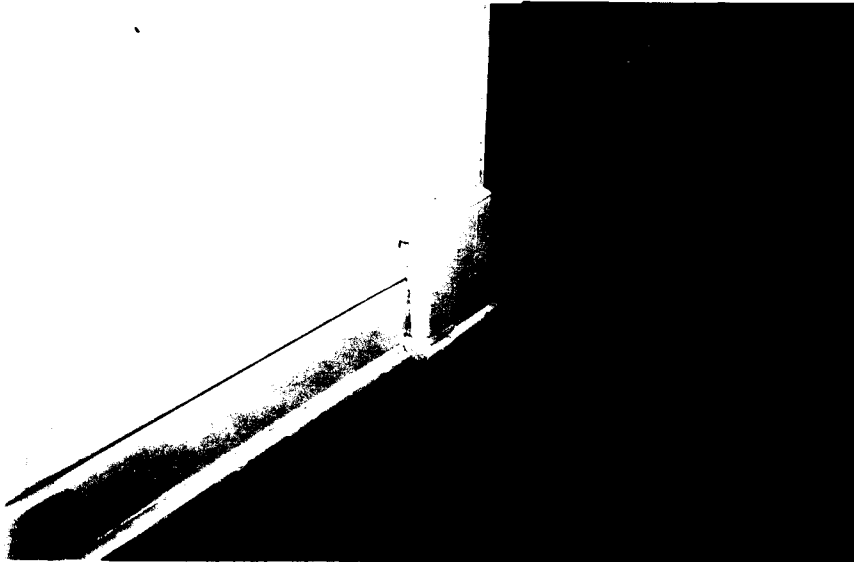
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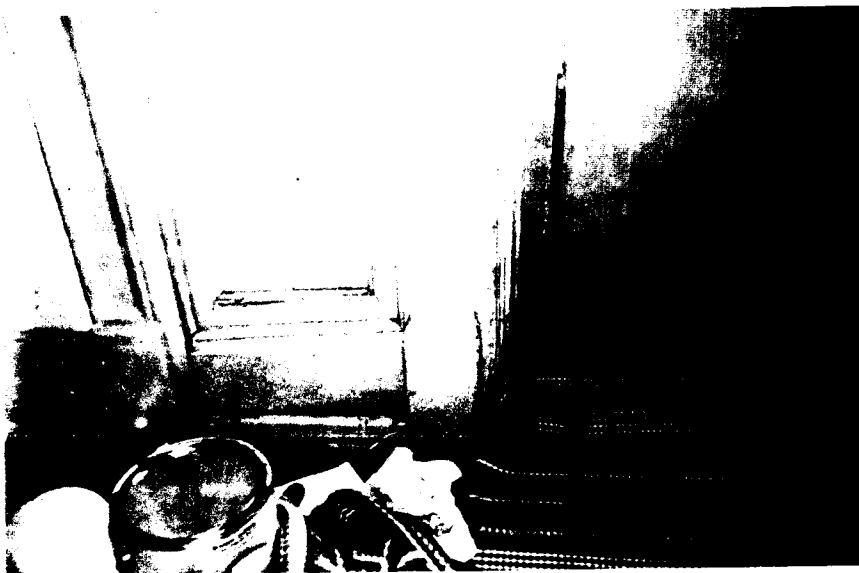




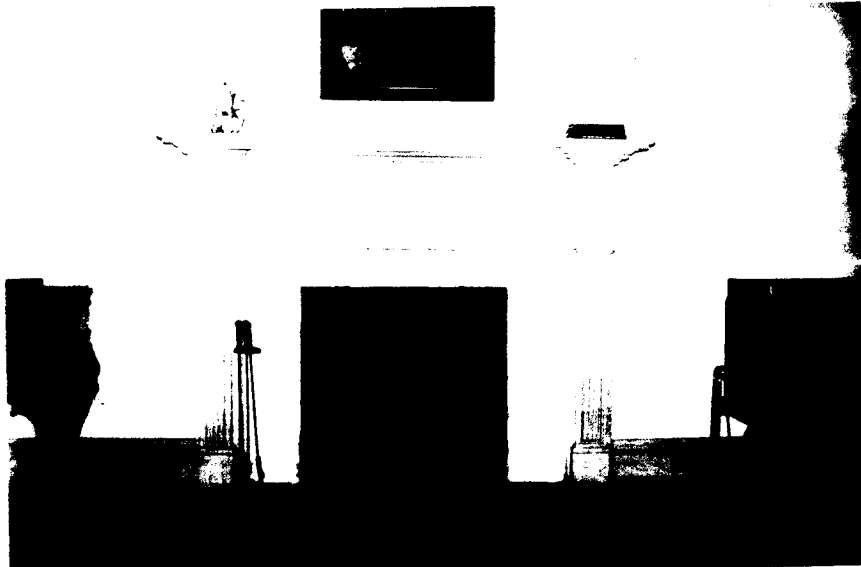
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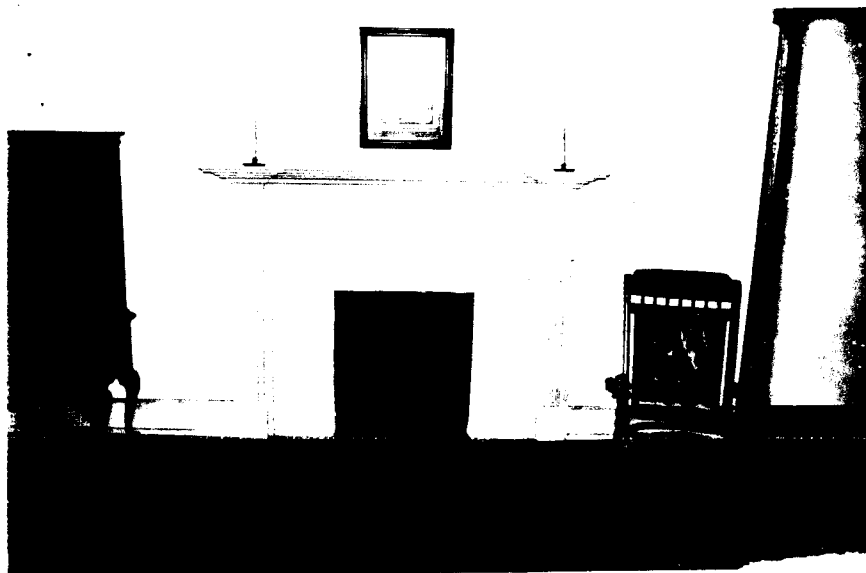
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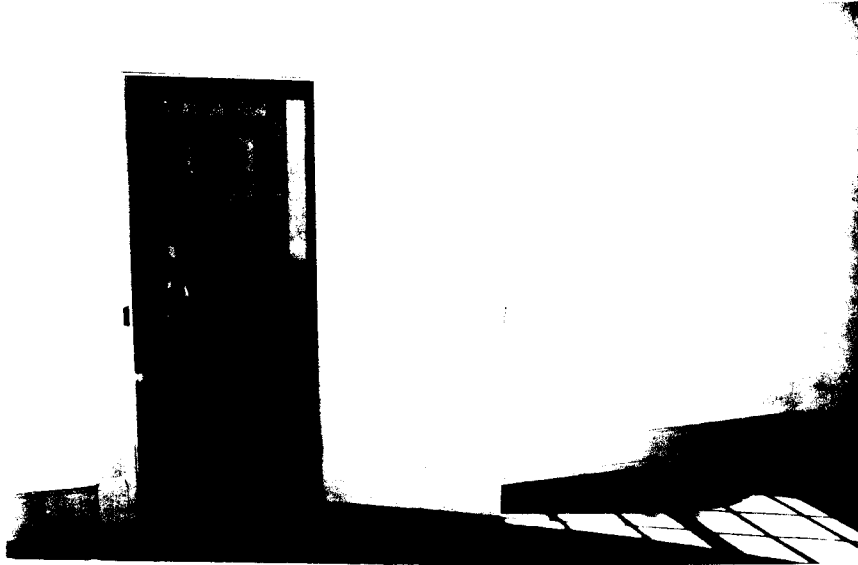
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